

MORGANTOWN PLANNING COMMISSION

MINUTES

6:30 PM

April 14, 2016

Council Chambers

COMMISSIONERS PRESENT: Carol Pyles, William Blosser, Sam Loretta, Bill Kawecki, Bill Petros, Michael Shuman, Tim Stranko and Charles McEwuen

COMMISSIONERS ABSENT: Peter DeMasters

STAFF PRESENT: Christopher Fletcher, AICP

- I. CALL TO ORDER/ROLL CALL:** Pyles called the meeting to order at 6:30 PM and read the standard explanation of the how the Planning Commission conducts business and rules for public comments.

Pyles introduced Charles McEwuen as the new Planning Commissioner representing City Administration.

Fletcher referred to the Planning Commission bylaws and noted that Commissioner McEwuen was provided with recordings and additional information pertaining to the December 10, 2016 and March 10, 2016 Planning Commission hearings. McEwuen confirmed and stated he felt comfortable with making a decision on the matters at hand.

II. GENERAL PUBLIC COMMENTS:

Pyles recognized Evelyn Ryan of Morgantown who stated she was unable to download the Staff Report posted on the website due to not having a Dropbox account and asked why Dropbox was used rather than posting the file directly on the City's website. Ryan asked that all dense student housing be stopped south of Fayette Street from the Monongahela River to Chestnut Street and from South of Willey Street to Chestnut Street to Richwood Avenue, excluding those properties already built and occupied at First Presbyterian Church. Ryan asked that Commissioners review and amend the City Comprehensive Plan to protect the quality of life for permanent Morgantown residents and also conduct a housing study. Ryan noted that the Planning Commission needs to consider Legislature's intent as written in the State Code, Chapter 8-A, for a much broader impact of projects under construction. Ryan noted that Morgantown has grown in population and this increase should be considered when reviewing projects as well as how construction will impact the main arteries through town. Ryan distributed documents to further explain her argument against said dense student housing.

Pyles recognized Dave Biafora of 6200 Mid-Atlantic Drive who expressed that the Planning Commission needs to follow the Comprehensive Plan. Biafora suggested a Planning Workshop or hiring a consultant to aid in future planning and development and noted that many questions are being overlooked.

Stranko noted that a workshop will be discussed at the end of the hearing under "For The Good Of The Commission".

Pyles recognized Joe Yip of 1389 University Avenue who referred to the Mission Statement on the City's website as it reads it is the duty of the Development Services Department to maintain a safe Morgantown by maintaining and enforcing the Planning and Zoning Code. Yip asked for assurance that the codes and standards will be followed when approving a development application on a proposed project. Yip requested the traffic study for the Standard at Morgantown be withdrawn as it is incomplete and inaccurate. Pyles noted that is a topic that is on the agenda and asked for him to address that issue at the appropriate time later in the hearing.

Pyles recognized James Giuliani of 256 Prairie Avenue who noted that no additional information has been added to the S15-09-III / Standard at Morgantown, LLC / 1303 University Avenue and therefore objects to a public hearing. Giuliani expressed that the Comprehensive Plan is more important than the Planning and Zoning Code. Giuliani noted there is more of a supply of rental units than demand and enrollment for WVU is not increasing.

Ryan asked for a response from Staff on why the Staff Report was linked to the Dropbox as she was unable to access the information. Fletcher explained that the record for the Case No. S15-09-III is approximately 140 MB, which far exceeds the maximum size restrictions for uploading documents to the City's website. City Administration decided that utilizing Dropbox would permit the entire record to be include in one (1) Portable Document Format (.pdf) file. Fletcher noted that a Dropbox account is not required to access the file through the Dropbox link posted on the City's website.

III. MATTERS OF BUSINESS:

- A. Approval of the March 10, 2016 meeting minutes: Stranko moved to approve as presented; seconded by Kaweck. Motion carried unanimously.

IV. UNFINISHED BUSINESS:

- A. **S15-09-III / Standard at Morgantown LLC / 1303 University Avenue:** Request by J. Wesley Rogers, on behalf of Standard at Morgantown, LLC, for a Type III Development of Significant Impact Site Plan approval at 1303 University Avenue; Tax Map 26A, Parcels 6 thru 15; B-4, General Business District. This petition was continued at the Planning Commission's March 10, 2016 hearing.

Fletcher suggested the Commissioners first decide whether or not the applicant will be asked to make comments and/or public comments will be taken before proceeding with consideration of the site plan petition.

Stranko made a motion to grant the petitioner to speak for five minutes followed by a standard public comment portion and then followed by a 5 minute rebuttal by the petitioner; seconded by Kaweck. After discussion, the motion was withdrawn.

Stranko noted that every successful urban area is unable to avoid traffic problems and expressed it is important to promote accessibility and a vibrant downtown.

Stranko made a motion to approve S15-09-II based on Staff conditions as amended; seconded by Kaweck. Motion failed to obtain a majority vote at 4-4 with Loretta, Petros, Shuman and Pyles voting nay.

Fletcher raised the question on whether a special hearing should be scheduled in order to get a decision before the May 10th, 2016 Planning Commission hearing. Commissioners expressed favor for scheduling a special hearing. Fletcher stated that Staff would be in contact with Commissioner's to identify a date and time accordingly.

V. NEW BUSINESS: None.

VI. OTHER BUSINESS

A. Committee Reports

- Traffic Commission: No report.
- Green Team: No report.

B. Staff Comments: None.

VII. FOR THE GOOD OF THE COMMISSION:

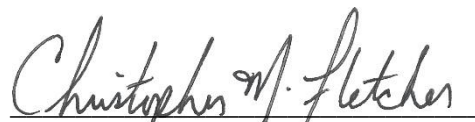
Fletcher stated Planning Commission President Peter DeMasters directed Staff to develop a preliminary framework and format for a public workshop to discuss continued zoning regulation objections. It is the intention to utilize a consultant to facilitate the workshop. Staff provided three (3) related documents to Commissioners. After discussion on what topics and potential discussions the workshop should include, it was suggested by Fletcher to send Commissioners a survey for the purpose of refining specific topics to be made a part of a workshop.

VIII. ADJOURNMENT: 7:25 PM

MINUTES APPROVED:

May 12, 2016

COMMISSION SECRETARY:


Christopher M. Fletcher, AICP